



CITY OF LODI COUNCIL COMMUNICATION

TM

AGENDA TITLE: Accept Improvements Under Contracts for Heating, Ventilation, and Air Conditioning (HVAC) Equipment for Lodi Public Library

MEETING DATE: February 18, 2009

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Accept the improvements under the Heating, Ventilation, and Air Conditioning (HVAC) Equipment for Lodi Public Library contracts.

BACKGROUND INFORMATION: The project was awarded to Intech Mechanical, Inc., of Roseville, in the amount of \$181,154 and to Joseph H. Schauf Company, of Campbell, in the amount of \$71,157 (total of \$252,311). The contracts have been completed in substantial conformance with the specifications approved by City Council. The installation contract is still in place, and that work should be complete in approximately 60 days.

This project consisted of providing the new 120-ton chiller, cooling tower, tower filter, boiler, and plate and frame heat exchanger that were needed to replace the Library's aged HVAC system.

This equipment was bid separately from the installation contract in order to meet the City's schedule for installation, to accommodate the eight- to 10- week lead time necessary to procure the equipment, and to save an estimated 15-20% mark-up that would have been added to the purchase price if the equipment was provided by the installation contractor. The bids were structured so as to give the City flexibility to award contracts based on price and delivery by separate equipment components.

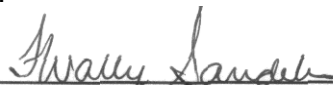
The contract completion date was November 30, 2008, and the actual completion date was December 30, 2008, due to the Library staff postponing their move and the start of the project. The final contract price was \$252,311, as there were no change orders.

It is anticipated that the Library will reopen in late April, after the completion of the Phase I improvements.

Following acceptance by the City Council, as required by law, the City Engineer will file a Notice of Completion with the County Recorder's office. The notice serves to notify vendors and subcontractors that the project is complete and begins their 30-day period to file a stop notice requiring the City to withhold payments from the prime contractor in the event of a payment dispute.

FISCAL IMPACT: Replacing the HVAC system will save operational costs currently associated with the outdated, failing HVAC equipment.

FUNDING AVAILABLE: Not applicable.



F. Wally Sandelin
Public Works Director

Prepared by Dennis J. Callahan, Fleet and Facilities Manager
FWS/DJC/pmf

cc: Nancy Martinez, Library Services Manager
Rob Lechner, Manager of Customer Services & Programs

George Morrow, Electric Utility Director

APPROVED:


Blair King, City Manager